

CITY OF ROCHESTER
30 CHURCH STREET

ZONING BOARD OF APPEALS
MEETING WITH STAFF: 8:45 AM - 9:30 AM
CONFERENCE ROOM 223B

Cases 2-6 Public Hearing Begins: 9:30 AM
CITY COUNCIL CHAMBERS 302A

Revised

February 19, 2015

I. Meeting with Staff

II. Public Hearings:

Case:	1	<i>Hearing in Closed Session</i>
File Number:	V-069-14-15	
Case Type:	Area Variance	
Applicant:	*	
Address:	*	
Zoning District:	*	
Quadrant:	*	
Purpose:	To install a playground and an 8' tall solid fence in the front yard of a specially permitted use.	
Enforcement:	*	
Code Section:	*	
SEQR:	Type 2	

** The application involves a matter that is required to be kept confidential under state law. Therefore, the application is exempt from public notice, hearing, and record disclosure requirements under the NYS Freedom of Information and Open Meetings laws at NYS Public Officers Law §§ 87(2)(a) and 108(3), respectively. The Zoning Board of Appeals' hearing and deliberations on this matter will be closed to the public in order to comply with the confidentiality requirements under state law.*

Case:	2
File Number:	V-072-14-15
Case Type:	Area Variance
Applicant:	Robert Coleman, Greater Zion
Address:	678 North Street
Zoning District:	C-1 Neighborhood Center District
Quadrant:	NE
Purpose:	To waive the off-street parking requirement associated with the change of use from a Laundromat to a place of worship.
Enforcement:	No
Code Section:	120-173
SEQR:	Unlisted
Lead Agency:	Zoning Board of Appeals

Case: 3
File Number: V-070-14-15
Case Type: Area Variance
Applicant: R. Jon Schick
Address: 19 Menlo Place
Zoning District: R-1 Low-Density Residential District (Mt Hope/Highland Park Preservation District*)
Quadrant: SE
Purpose: To install a driveway that is 10' x 26' and results in front yard parking.
*(*Also requires a Certificate of Appropriateness from the Preservation Board.)*
Enforcement: No
Code Section: 120-173
SEQR: Type 2

Case: 4
File Number: V-071-14-15
Case Type: Area Variance
Applicant: Eshak Diamond
Address: 91 Independence Street
Zoning District: R-1 Low-Density Residential District
Quadrant: SW
Purpose: To legalize an existing solid wood fence in the front yard of a single family home that is 3' in height along Independence Street and 4' in height along Handy Street.
Enforcement: No
Code Section: 120-167
SEQR: Type 2

Case: 5 ****Held from January 15, 2015 Hearing***
File Number: V-065-14-15
Case Type: Area Variance
Applicant: Arthur Staley
Address: 1046 Genesee Street
Zoning District: R-1 Low-Density Residential District
Quadrant: SW
Purpose: To legalize the driveway and the four space parking area of a single family dwelling.
Enforcement: Yes
Code Section: 120-173
SEQR: Type 2

Case:	6	<i>*Held from January 15, 2015 Hearing</i>
File Number:	V-067-14-15	
Case Type:	Area Variance	
Applicant:	Ed Matricia	
Address:	265 Hayward Avenue	
Zoning District:	Public Market Village District	
Quadrant:	NE	
Purpose:	To remove the existing signs and replace them with ones that do not meet the sign requirements.	
Enforcement:	No	
Code Section:	120-76; 120-177	
SEQR:	Type 2	

Written comments may be submitted by **February 18, 2015** to: Jill Symonds, City of Rochester, Bureau of Planning & Zoning, 30 Church Street, Room 125B, Rochester, NY 14612, or Jill.Symonds@CityofRochester.gov